

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

August 17, 2010

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Rachelle Ehlert, Deputy Civil Attorney; Blair Gubler, Ash Creek Representative; Darwin Hall, Ash Creek Special Service District Director; Tina Esplin, Washington County Water Conservancy District; Laurence Parker, Southwest Utah Public Health Department; Becky Marchal, Questar Preconstruction Specialist; and Paul Wright, Department of Environmental Quality.

Excused: Ron Whitehead, Public Works Director

LOT LINE ADJUSTMENT:

A. Request Tax ID recognition for metes and bounds lot line adjustments on four (4) parcels out in Section, Township 40 South, & Range 12 West, Smiths Mesa unincorporated Washington County. Ellen Wheeler, applicant.

The applicant submitted plat maps of the area to be surveyed showing color coded renderings of the sections involved and explained the history on the surrounding properties that were once a part of the Delmont Wallace Trustee properties. Sections 15, 21 and 22 were reviewed showing what the configuration of parcels were in the 50's, 79, 91 and what they consist of now. The applicant would like to purchase a portion of the estate and have four (4) Tax ID's recognized as legal parcels after a metes and bounds lot line adjustment and those parcels numbers are: 2052-A, 2053-B, 2053-A-1-A-1, and 2056-A. There is one cabin existing on 2053-A-1-A-1 and eventually the applicant would like to build a new home on one of the parcels. The applicant indicated they would divide the parcels more equally and meet the zoning regulations of 20 acres. If recognized, they would like to have the option to sale off one of the parcels in the future. The planner indicated that setback requirements would be 25' on the sides and rear, within the current zone of A-20 district. **Staff felt there should be no problem in recognizing the Lot Line Adjustment on four (4) metes and bounds parcels with the research that was presented and no new lots being created, subject to filing of a survey plat with staff the Washington County Map Depository within the required 90 days of survey.**


Deon Goheen, Planner